



UNITED STATES DEPARTMENT OF STATE
OVERSEAS BUILDINGS OPERATIONS

INDUSTRY ADVISORY PANEL



12 APRIL 2005 2 JUNE 2005 22 SEPTEMBER 2005 15 DECEMBER 2005

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AGENDA

0930 - 0955 Opening Remarks/Update

0955 - 1200 Morning Session

1200 - 1330 Lunch

1330 - 1545 Afternoon Session



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QUESTIONS

DIRECTOR

1. What are your views on risk reduction and critical path reduction? Are they synergistic?
2. How do you manage a project to enhance it to high benefits and high probability?
3. Do you agree that project control is process control?

OPERATIONS AND MAINTENANCE

4. How do you determine appropriate maintenance staffing for newly constructed buildings? What kinds of training programs do you presently use which reflect the increased complexity of our facilities?
5. How do you measure M&R backlogs, what is included, and how do you determine what is acceptable?

DESIGN AND ENGINEERING

6. Do you see any opportunities for us to increase the participation of small and disadvantaged A/E firms in our program?
7. Given our preference for Design/Build contracting, how can we provide fair and accurate performance evaluations on the prime contractor and all the specialty subcontractors individually?

REAL ESTATE AND PROPERTY MANAGEMENT

8. Do you treat real estate as an investment with rate of requirements, or as a cost center that contributes to the mission?
9. Do you have performance standards tied to your real estate assets? For example, facility condition index, operating cost index, or mission criticality index? If so, are they different for owned and leased properties?



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10. Has your company explored office space utilization options such as hoteling or hot desking?

PLANNING AND DEVELOPMENT

11. What is the IAP's experience internationally for smaller projects in the design-build arena?
12. Is there a threshold that the design-build process is less efficient or more costly when it comes to smaller dollar valued projects?
13. Does the IAP have recommendations as to the level of bridging documents (concept design, design development (35%) or more) for these types of design-build projects?
14. Do you perform post occupancy evaluations? If so, what process do you use to communicate the findings and recommendations of the studies and to assure that recommended changes in criteria and processes are implemented?

RESOURCE MANAGEMENT

15. How is the industry projecting currency fluctuations and factoring them into project planning and budgeting?
16. OBO is experiencing a higher vacancy rate than we would desire to have. Much of this is associated with the Government's overall hiring process that is somewhat cumbersome compared to industry, and we are working with that the best that we can. We would like to hear the IAP's views on today's employment market for engineers, architects, and other mid- to senior level construction-related management executives. From industry's standpoint, what things can OBO do to attract, hire and retain high quality managers for planning and oversight of our growing construction program, both domestically and overseas?



PANEL MEMBERS

Michael De Chiara

Partner

Zetlin & De Chiara, LLP

Representing Associated Owners and Developers

Richard Chace

Security Industry Association

Representing the Security Industry Association

Mary Anderson

Vice President, Business Development Manager

Schnabel Engineering North, LCC

Representing the American Society of Military Engineers

Joel Zingeser

Grunley Construction Company, Inc.

Representing the Associated General Contractors of America

Thomas J. Rittenhouse, III

Weidlinger Associates, Inc.

Representing the American Society of Civil Engineers

Craig Unger

President

Design-Build Institute of America

Representing the Design-Build Institute of America

S. G. Papadopolous

PKP Engineers, P.C.

Representing the American Council of
Engineering Companies

Bill Edwards for Dieter Huckestein

Chairman and CEO

Conrad Hotels

Hilton Hotels Corporation

Mary Ann Lewis

Founder, Principal, and Director

Lewis Zimmerman Associates, Inc

Representing the Society of American Value Engineers



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OVERSEAS BUILDINGS OPERATIONS PARTICIPANTS

GENERAL CHARLES E. WILLIAMS

Director/Chief Operating Officer

SUZANNE CONRAD

Chief of Staff

PHYLLIS PATTEN

Special Assistant/Scheduler for General Williams

JAY HICKS

Acting Managing Director, Planning and Development

PATRICK McNAMARA

Acting Managing Director, Real Estate and Property Management

JÜRIG HOCHULI

Managing Director, Resource Management

RICHARD SMYTH

Managing Director, Operations and Maintenance

JOSEPH W. TOUSSAINT

Managing Director, Project Execution

BOB CASTRO

Special Assistant/Liaison for Congressional and Business Affairs

GINA E. PINZINO

External Affairs Manager

SAMUEL BLEICHER

Director, New Initiatives Division

YASEEN KARAMAN

Construction and Commissioning Division

RICHARD COLQUHOUN

Deputy Director, Security Management Division

ROBERTO COQUIS

Director, Management Support Division

ELIZABETH SINES

Director, Area Management Division

ARTHUR FRYMYER

Director, Facility Management Division

ALEX WILLMAN

Facilities Management Division



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BRIAN SCHMUECKER

Design and Engineering Division

SONG KELLER

Director, Information Management

ALEXANDER KURIEN

Director, Project Planning Division

VICKI HUTCHINSON

Deputy Director, Planning and Development

ROBERT ETHERIDGE

Deputy Director, Resource Management

SHIRLEY MILES

Internal Review Officer

ERNEST MENSAH

Internal Review

ZERRIN LANGER

Internal Review

DAVE BARR

Division Director Project Development Division

MICHAEL SPRAGUE

External Affairs, OBO

ADELET KEGLEY

External Affairs, OBO

ELAINE ANDERSON

Director, Interiors and Furnishings Division

MARY MATZEN

Branch Chief, Interiors and Furnishings Division

MARCUS HEBERT

Branch Chief for Capital Projects Branch, Project Evaluation & Analysis Division

CHRIS MAWDSLEY

Branch Chief, Project Evaluation Analysis Management Branch

NANCY WILKIE

Architect, Project Evaluation Analysis Management Branch

STEVE C. URMAN

Deputy Director, Operations and Maintenance

LUISA M. ALVAREZ

Attorney-Advisor, L/BA

WALTER R. CATE

Contracts Office, A/LM



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INVITEES

FRANK ALSOP

Triumph Industries

NURAY ANATHAR

NOA Planning Interiors

MICHAEL W. ARMES

U.S. Government Accountability Office

ALAN J. BROCK

Washington Group International

BRUCE A. BROWN

SSI Services

WILLIAM A. BROWN

Page Southerland Page

DAVID CAMPBELL

Weston Solutions

RICHARD CARBONE

Peace Corps

CHARLES CHANDLER

Wrightwood Properties, Inc.

EDWARD J. COLLORA

Hanson Professional Services, Inc.

STELLA COLWELL

Mercom Corporation

DAVID CONOVER

International Code Council

MICHAEL G. COSMOS

Weston Solutions

KAMMIE COX

Froehling & Robertson, Inc.

RAY F. CULLEN

Hensel Phelps Construction

JESSICA DEL PILAR

Fentress Bradburn Architects

ARLENE DIEHL

Square D/Schneider Electric

SUZANNE DUVALL

Washington Group International

CHARLES D. FROHMAN

Akal Security

JOHN GARNIER

Dynamic Defense Materials

ANDREW GOLDBERG

National Institute of Architects

RICHARD GRAVES

Kellog, Brown and Root

DAVID B. HATTIS

Building Technology, Inc.

NANCY LEE HUTCHIN

General Dynamics Network Systems

NICK KATSIOTIS

Gilford Corporation

THOMAS W. KRETCHMER

Enclos Corporation

JEANNE LEBRON

Leo A. Daly

RICHARD T. LEE

PAE Government Services, Inc.

SALLY LEE

Smith Group

GREG LIVINGSTON

Structural Polymer Solutions



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DENNIS T. LOVE
Victaulic Company of America

EDWARD J. MADDEN
Gale Associates, Inc.

MICHAEL J. MICHNO
Perrault Structural Products, Inc.

MICHELLE MONNETT
DMJM

SANG NA
Oracle Corporation

ANDREW NEAL
Total Resource Management

EVERETT NEWELL
Giffels, Inc.

JOHN NOE
Coastal International Security

NOATO OKA
World Bank

KEVIN P. O'KEEFE
Battelle Office of Homeland Security

EDWARD M. RUAN
J.A. Jones International

ADAM SHIRVINSKY
EMSI/National Defense

BARRY SHOBE
Shobe Engineering Corporation

ROBERT SILVERMAN
Booz Allen Hamilton

JAMES W. SINNOTT
DHL Global Customer Solutions

SUMAN SORG
Sorg & Associates

JOHN SPORIDIS
Syska Hennessy Group, Inc.

HOLLICE F. STONE
Hinman Consulting Engineers

PATSY THOMASSON
Ben Barnes Group

ELIJAH WALKER
Harris Corporation

JOVITA WENNER
SAP America

JEFFERY WILLIS
Louis Berger Group

JOHN B. WINTERS
Hess Construction Company

MICHAEL YOUNGBLUT
Hess, Egan, Hagerty, and L'Hommedieu



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